



FOR **LEASE**

3.0 AC ± INDUSTRIAL OUTDOOR STORAGE

1423 MOHRS LANE | MIDDLE RIVER, MARYLAND 21220

**CAN BE
DEMISED!**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3.00 acres \pm of industrial outdoor storage (IOS) (can be demised to smaller sizes)
- Fenced and graveled
- Convenient to I-695, I-95 and Route 43
- Close proximity to Martin State Airport and the many amenities of White Marsh and the Route 40 corridor



CONCEPTUAL RENDERING



AVAILABLE:

1.00-3.00 ACRES \pm

ZONING:

ML 1M (MANUFACTURING, LIGHT)
[INDUSTRIAL, MAJOR DISTRICT]

AERIAL



GOOGLE STREET VIEW



40

LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

40 0.05 MILES
< 1 MIN. DRIVE

43 1.3 MILES
3 MIN. DRIVE

INTERSTATE 695 2.3 MILES
4 MIN. DRIVE

PORT OF BALTIMORE
 10.5 MILES
18 MIN. DRIVE
 (DUNDALK MARINE TERMINAL)

BWI
 BALTIMORE-WASHINGTON INTERNATIONAL
 THURGOOD MARSHALL AIRPORT
 22.7 MILES
25 MIN. DRIVE

BALTIMORE, MD 10.5 MILES
23 MIN.

WASHINGTON, DC 51.5 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA 91.4 MILES
1 HR. 30 MIN.

RICHMOND, VA 161.0 MILES
2 HRS. 37 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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